

**K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE • 5844 OLD PASCO ROAD • SUITE 100 • WESLEY CHAPEL, FL  
33544**

[WWW.KBARRANCHIICDD.ORG](http://WWW.KBARRANCHIICDD.ORG)

---

**Board of Supervisors  
K-Bar Ranch II Community  
Development District**

January 11, 2021

**AGENDA**

Dear Board Members:

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District will be held on **Monday, January 18, 2021 at 9:30 a.m.** to be held at M/I Homes, located at 4343 Anchor Plaza Parkway, Suite 200, Tampa, FL 33624. The following is the agenda for the meeting.

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
  - A. Consideration of Minutes of the Board of Supervisors' Meeting held on November 3, 2020 ..... Tab 1
  - B. Consideration of Minutes of the Landowner Meeting held on November 3, 2020 ..... Tab 2
  - C. Consideration of Operation and Maintenance Expenditures for October & November 2020 ..... Tab 3
- 4. STAFF REPORTS**
  - A. Clubhouse Manager
    1. Presentation of Clubhouse Report ..... Tab 4
  - B. Field Services Report..... Tab 5
    1. Ratification of Winter Annuals Proposal ..... Tab 6
  - C. District Counsel
  - D. District Engineer
  - E. District Manager
- 5. BUSINESS ITEMS**
  - A. Public Hearing on Rules
    1. Consideration of Resolution 2021-03; Rules..... Tab 7
  - B. Consideration of Reserve Study Proposal ..... Tab 8
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 933-5571.

Sincerely,  
*Bryan Radcliff*  
District Manager

Cc: Andy Cohen, Persson Cohen & Mooney, P.A.  
Betty Valenti, Chairman

# Tab 1

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**K-BAR RANCH II  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the K-Bar Ranch II Community Development District was held on **Tuesday November 3, 2020 at 10:37 a.m.** at the offices of M/I Homes, 4343 Anchor Plaza Parkway, Suite 200, Tampa FL 33634.

Present and constituting a quorum were:

Betty Valenti	<b>Board Supervisor, Chairman</b>
Chloe Firebaugh	<b>Board Supervisor, Vice Chairman</b>
Lee Thompson	<b>Board Supervisor, Assistant Secretary</b>
Steven Umansky	<b>Board Supervisor</b> ( <i>joined the Board after being Sworn in</i> )

Also present:

Greg Cox	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
----------	---

Also present via teleconference call were:

Andrew Cohen	<b>District Counsel, Persson, Cohen &amp; Mooney</b>
Tonja Stewart	<b>District Engineer, Stantec</b>
Susan Cali	<b>Clubhouse Manager</b>
Audience	<b>Present</b>

**FIRST ORDER OF BUSINESS**

**Call to Order**

Mr. Cox called the meeting to order, conducted roll call and verified that a quorum was present.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board entertained audience comments.

**THIRD ORDER OF BUSINESS**

**Administration of Oath of Office to  
Newly Elected Supervisors**

Mr. Cox administered the Oath of Office to Ms. Firebaugh and Mr. Thompson, who



81 **EIGHTH ORDER OF BUSINESS** **Consideration of Minutes of the Board**  
82 **of Supervisors' Meeting held on**  
83 **September 21, 2020**  
84

85 Mr. Cox presented the minutes of the Board of Supervisors' meeting held on  
86 September 21, 2020  
87

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on September 21, 2020, for K-Bar Ranch II Community Development District.

88  
89 **NINTH ORDER OF BUSINESS** **Ratification of Operation and**  
90 **Maintenance Expenditures for August**  
91 **and September 2020**  
92

93 Mr. Cox presented the Operation and Maintenance Expenditures for August and  
94 September 2020. A brief discussion was held regarding various invoices and Ms. Valenti  
95 asked that Staff be sure to utilize original vendors for items needing repairs due to existing  
96 warranties.  
97

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors ratified the payment of the invoices in the Operation and Maintenance Expenditures reports for August (\$72,339.08) and September (\$93,290.84) for K-Bar Ranch II Community Development District.

98  
99 **TENTH ORDER OF BUSINESS** **Staff Reports**

100  
101 **A. Clubhouse Manager**  
102 Ms. Cali presented the Clubhouse Report to the Board. The Board verified that the  
103 outdoor pavilions were available on a first come first served basis for family use  
104 but not for parties and that residents were permitted to bring up to 5 guests to the  
105 amenities. The Board agreed to keep water fountains out of service for now due  
106 to the COVID situation.

107  
108 Ms. Valenti informed Ms. Cali that the gas grill was intended for staff use only  
109 and should be stored away when not in use by staff. Ms. Valenti also  
110 complimented clubhouse staff for how they are maintaining and operating the  
111 facilities.

112  
113 **B. District Counsel**  
114 Mr. Cohen informed the Board that he was working with the District Engineer and  
115 Scott Steady, regarding the conveyance of parcels A, J and N.  
116  
117  
118  
119  
120

121 **C. District Engineer**

122 Ms. Stewart presented the District Engineer's Report to the Board. Ms. Valenti  
123 requested that staff work with the landscape contractor regarding the need to  
124 have the riparian grass barriers (no mow areas) around the pond banks kept  
125 more manicured and not to just let grow wild.  
126

127 **D. District Manager**

128 Mr. Cox who reminded the Board that the next meeting was scheduled for  
129 December 21, 2020 at 9:30 a.m. at the MI Homes Offices.  
130

131 Mr. Cox introduced the subject of a request from Don Alton at 19242 Briarbrook  
132 Drive to use the CDD owned common area parcel next to his home to allow  
133 access by his pool contractor. Mr. Cohen indicated that if the Board approved,  
134 he would provide an access agreement which would require the homeowner to  
135 be responsible to restore the area because of any damages incurred. Mr. Alton  
136 indicated he was planning for pool construction near the end of November.  
137

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized Mr. Don Alton to utilize the CDD owned common area next to his residence for pool vendor access contingent upon his execution of an access agreement provided by District Counsel. for K-Bar Ranch II Community Development District.

138 **ELEVENTH ORDER OF BUSINESS** **Presentation of Landscape Report and**  
139 **Responses**  
140  
141

142 The Board requested a copy of the Field Services Inspection Report be provided  
143 to them as soon as available. They discussed the issue of the original landscape  
144 installation at the Clubhouse not being completed. The Board requested that Mr. Toborg  
145 and a Yellowstone representative attend or call-in to future meetings and noted that  
146 they would work to bring them up early in the meetings.  
147

148 **TWELFTH ORDER OF BUSINESS** **Discussion of "Nanny Pass"**  
149

150 The Board members discussed the "Nanny Pass" topic. It was concluded that  
151 Mr. Cohen would work with Ms. Cali regarding the development of the policies. Mr.  
152 Cohen informed the Board that the introduction of additional rates for Nanny passes  
153 would require a rule-making public hearing.  
154

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors authorized staff to proceed with the rule making process for "Nanny Passes", for K-Bar Ranch II Community Development District.

155  
156  
157  
158  
159

160 **THIRTEENTH ORDER OF BUSINESS** **Consideration of Dog Waste Station**  
161 **Proposal from Poop 911**  
162

On a Motion by Ms. Valenti, seconded by Ms. Firebaugh, with all in favor, the Board of Supervisors approved the proposal from Poop 911 to install 10 pet waste stations (\$3,390), for K-Bar Ranch II Community Development District.

163  
164 **FOURTEENTH ORDER OF BUSINESS** **Consideration of Yellowstone**  
165 **Proposal for Community Mulching**  
166

On a Motion by Ms. Valenti, seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved the Yellowstone Proposal for community mulching (\$20,930), for K-Bar Ranch II Community Development District.

167  
168 **FIFTEENTH ORDER OF BUSINESS** **Consideration of Addendum to**  
169 **Yellowstone Agreement - Sundrift**  
170 **Neighborhood**  
171

On a Motion by Ms. Valenti seconded by Mr. Thompson, with all in favor, the Board of Supervisors approved an addendum to the Yellowstone Landscape and Irrigation agreement regarding servicing the Sundrift Neighborhood for an additional \$2,708 per month, for K-Bar Ranch II Community Development District.

172  
173 **SIXTEENTH ORDER OF BUSINESS** **Ratification of TECO Agreement**  
174

A brief discussion was held regarding a lighting agreement with TECO for the addition of 37 streetlights.

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors ratified the Chairman's execution of the TECO Agreement, for K-Bar Ranch II Community Development District.

178  
179 **SEVENTEENTH ORDER OF BUSINESS** **Consideration of Yellowstone**  
180 **Proposal for Tree Removal**  
181

On a Motion by Ms. Firebaugh seconded by Ms. Valenti, with all in favor, the Board of Supervisors approved a Yellowstone tree removal proposal in the amount of \$372.75, for K-Bar Ranch II Community Development District.

182  
183 **EIGHTEENTH ORDER OF BUSINESS** **Supervisor Requests**  
184

The Board requested that staff research to determine if K Bar II is receiving funds per a cost share agreement from K Bar I for items such as the previously approved tree removal.

185  
186  
187  
188

189 Ms. Firebaugh requested that staff take extra effort to eliminate the numerous  
190 agenda changes, agenda emails and meeting changes moving forward.

191

192 **NINETEENTH ORDER OF BUSINESS**                      **Adjournment**

193

194 Mr. Cox stated that if there was no further business to come before the Board  
195 then a motion to adjourn the meeting would be in order.

196

On a Motion by Mr. Thompson, seconded by Ms. Valenti, with all in favor, the Board of Supervisors adjourned the meeting at 11:31 a.m., for K-Bar Ranch II Community Development District.

197

198

199

200

201

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

## **Tab 2**



## **Tab 3**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

---

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures October 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from October 1, 2020 through October 31, 2020. This does not include expenditures previously approved by the Board.

The total items being presented **\$35,908.64**

Approval of Expenditures:

---

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Bright House Networks	001544	076584502092020	10711 Mistflower Lane 10/20	\$ 134.97
Bright House Networks	001544	076593901092020	10541 K-Bar Ranch Parkway 10/20	\$ 134.97
Bright House Networks	001567	076594101101320	10339 K-Bar Ranch Parkway 10/20	\$ 134.97
Bright House Networks	001552	080985202093020	10340 K-Bar Ranch Parkway 10/20	\$ 134.97
Bright House Networks	001544	085934601092220	10820 Mistflower Lane 10/20	\$ 214.95
Bright House Networks	001544	085978601092320	19292 Mossy Pine Dr 10/20	\$ 124.98
Bright House Networks	001552	087769701100220	10528 Mistflower Lane 10/20	\$ 124.98
City of Tampa Utilities	001560	2282015 09/20	10352 K Bar Ranch Pkwy - Account #2282015 09/20	\$ 3.30
David Eskra	001554	01985	Various Clubhouse/Property Repairs 09/20	\$ 585.00
David Eskra	001562	01986	Various Repairs 09/20	\$ 75.00
Florida Dept of Revenue	001550	39-8017923158-4 09/20	Sales and Use Tax 09/20	\$ 45.83
GEC Services LLC	001563	RC000179102	Janitorial Services 10/20	\$ 1,363.95
Horner Environmental Professionals, Inc.	001546	216859	Aquatic Maintenance - Parcels A,C,K,L,M 08/20	\$ 430.78

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Innersync Studio, LTD	001545	18825	Website Services - ADA Compliance FY20/21	\$ 1,537.50
K-Bar Ranch II CDD	CD013	CD013	Debit Card Replenishment	\$ 170.26
Paul Dahlke	001561	101520	Deposit - Santa 10/20	\$ 75.00
Persson, Cohen & Mooney, P.A.	001555	25232	Legal Services 09/20	\$ 1,667.25
Rizzetta & Company, Inc.	001551	INV0000053310	District Management Fees 10/20	\$ 4,738.25
Rizzetta & Company, Inc.	001551	INV0000053556	Annual Assessment Roll FY20/21	\$ 5,000.00
Rizzetta & Company, Inc.	001564	INV0000054141	Mass Mailing - Landowner Election 10/20	\$ 251.96
Rizzetta Amenity Services, Inc.	001556	INV00000000007984	Amenity Management Services 09/20	\$ 3,113.19
Rizzetta Amenity Services, Inc.	001565	INV00000000008043	Out of Pocket Expense 09/20	\$ 94.37
Rizzetta Amenity Services, Inc.	001556	INV00000000008074	Amenity Management Services 10/20	\$ 2,168.06
Rizzetta Technology Services, LLC	001566	INV0000006363	Website Hosting Services 10/20	\$ 100.00
Securiteam Inc.	001547	13493	Gate Video Monitoring Services - Amenity 10/20	\$ 960.00
Securiteam Inc.	001547	13494	Gate Video Monitoring Services - Briarbrook 10/20	\$ 1,310.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001547	13495	Gate Video Monitoring Services - Hawk Valley 10/20	\$ 860.00
Securiteam Inc.	001547	13496	Gate Video Monitoring Services - Mossy Pine 10/20	\$ 1,050.00
Securiteam Inc.	001547	13497	Gate Video Monitoring Services - Redwood Point 10/20	\$ 1,120.00
Securiteam Inc.	001547	13498	Gate Video Monitoring Services - Parcel J 10/20	\$ 1,080.00
Securiteam Inc.	001547	13499	Gate Video Monitoring Services - Winsome Manor 10/20	\$ 1,010.00
Securiteam Inc.	001547	20011	Service Call - Hawk Valley Entry 09/20	\$ 125.00
Stantec Consulting Services Inc.	001557	1709697	District Engineer Services 09/20	\$ 1,161.50
TECO	001568	211019281875 10/20	10820 Mistflower Lane, Amenity 10/20	\$ 1,206.25
TECO	001548	211019281917 09/20	10797 Mistflower Lane, Lift Station 09/20	\$ 34.53
TECO	001568	211019923880 10/20	10820 Mistflower Lane, Sign/Gate 10/20	\$ 46.43
TECO	001568	211020399740 10/20	10821 Mistflower Lane, Entry Light/Gate - Prorate 10/20	\$ 76.31
TECO	001548	221005629565 09/20	19294 Mossy Pine Drive - Well 09/20	\$ 111.97
Times Publishing Company	001558	0000111729 09/30/20	Account #163527 Legal Advertising 09/20	\$ 267.50

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

Paid Operation & Maintenance Expenditures

October 1, 2020 Through October 31, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc, of Florida	001559	9677803-2206-1	Waste Management Clubhouse 10/20	\$ 214.20
Yellowstone Landscape	001549	TM 152346	Plant Replacement - Winsome Manor Monument 09/20	\$ 1,490.00
Yellowstone Landscape	001569	TM 155418	Remove Pine Tree - K Bar Ranch Pkwy 10/20	\$ 515.00
Yellowstone Landscape	001569	TM 158196	Irrigation Repairs 10/20	\$ 61.68
Yellowstone Landscape	001569	TM 158861	Irrigation Repairs 10/20	\$ 274.15
Yellowstone Landscape	001569	TM 158862	Irrigation Repairs 10/20	<u>\$ 509.63</u>
<b>Report Total</b>				<b><u>\$ 35,908.64</u></b>

**Blank Tab**

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · 12750 CITRUS PARK LANE · SUITE 115 · TAMPA, FLORIDA 33625

## Operations and Maintenance Expenditures November 2020 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2020 through November 30, 2020. This does not include expenditures previously approved by the Board.

The total items being presented **\$74,388.99**

Approval of Expenditures:

\_\_\_\_\_

\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Blue Water Aquatics, Inc.	001580	27051	Aquatic Service - Pond Treatment 10/20	\$ 1,460.00
Bright House Networks	001570	076584502102020	10711 Mistflower Lane 11/20	\$ 134.97
Bright House Networks	001570	076593901102020	10541 K-Bar Ranch Parkway 11/20	\$ 134.97
Bright House Networks	001591	080985202103020	10340 K-Bar Ranch Parkway 11/20	\$ 134.97
Bright House Networks	001578	085934601102220	10820 Mistflower Lane 11/20	\$ 214.95
Bright House Networks	001578	085978601102320	19292 Mossy Pine Dr 11/20	\$ 124.98
Bright House Networks	001591	087769701110220	10528 Mistflower Lane 11/20	\$ 124.98
City of Tampa Utilities	001592	2282015 10/20	10352 K Bar Ranch Pkwy - Account #2282015 10/20	\$ 6.14
Department of Economic Opportunity	001588	83570	Special District Fee FY 20/21	\$ 175.00
Florida Dept of Revenue	001589	39-8017923158-4 10/20	Sales and Use Tax 10/20	\$ 17.24
GEC Services LLC	001590	RC000183081	Janitorial Services 11/20	\$ 1,363.95
Horner Environmental Professionals, Inc.	001581	216922	Aquatic Maintenance - Parcels A,C,K,L,M 09/20	\$ 430.78

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
K-Bar Ranch II CDD	CD014	CD014	Debit Card Replenishment	\$ 711.67
Lee R. Thompson	001586	LT110320	Board of Supervisors Meeting 11/03/20	\$ 200.00
Mo'zArts Artistic Designs, Inc	001582	20-5321	Aluminum Fence Repair 10/20	\$ 570.94
Paul Dahlke	001571	102720	Balance Due - Santa 11/20	\$ 210.00
Persson, Cohen & Mooney, P.A.	001583	25314	Legal Services 10/20	\$ 1,895.25
Rizzetta & Company, Inc.	001572	INV0000054179	District Management Fees 11/20	\$ 4,738.25
Rizzetta Amenity Services, Inc.	001584	INV0000000008105	Amenity Management Services 10/20	\$ 2,538.38
Rizzetta Amenity Services, Inc.	001593	INV0000000008162	Amenity Management Services 11/20	\$ 3,542.45
Rizzetta Technology Services, LLC	001573	INV000006468	Website Hosting Services 11/20	\$ 100.00
Securiteam Inc.	001574	13562	Gate Video Monitoring Services - Amenity 11/20	\$ 960.00
Securiteam Inc.	001574	13563	Gate Video Monitoring Services - Briarbrook 11/20	\$ 1,310.00
Securiteam Inc.	001574	13564	Gate Video Monitoring Services - Hawk Valley 11/20	\$ 860.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Securiteam Inc.	001574	13565	Gate Video Monitoring Services - Mossy Pine 11/20	\$ 1,050.00
Securiteam Inc.	001574	13566	Gate Video Monitoring Services - Redwood Point 11/20	\$ 1,120.00
Securiteam Inc.	001574	13567	Gate Video Monitoring Services - Parcel J 11/20	\$ 1,080.00
Securiteam Inc.	001574	13568	Gate Video Monitoring Services - Winsome Manor 11/20	\$ 1,010.00
Securiteam Inc.	001574	20059	Service Call - Hawk Valley Gate Maintenance 10/20	\$ 777.48
Securiteam Inc.	001574	20113	Service Call - Hawk Valley Entry 10/20	\$ 440.00
Stantec Consulting Services Inc.	001585	1719243	District Engineer Services 10/20	\$ 524.75
TECO	001576	211019281917 10/20	10797 Mistflower Lane, Lift Station 10/20	\$ 38.21
TECO	001576	221005629565 10/20	19294 Mossy Pine Drive - Well 10/20	\$ 73.60
TECO	001579	Summary 09/20	TECO Electric Summary 09/20	\$ 8,568.82
TECO	001579	Summary 10/20	TECO Electric Summary 10/20	\$ 8,575.03
Times Publishing Company	001575	0000109457 10/14/20	Account #163527 Legal Advertising 10/20	\$ 1,241.00

# K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT

## Paid Operation & Maintenance Expenditures

November 1, 2020 Through November 30, 2020

<u>Vendor Name</u>	<u>Check #</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Waste Management Inc, of Florida	001587	9685054-2206-1	Waste Management Clubhouse 11/20	\$ 214.20
Yellowstone Landscape	001577	TM 159142	Landscape Maintenance 10/20	\$ 26,826.03
Yellowstone Landscape	001577	TM 159828	Replace Crape Myrtle - Mossy Pine Entry 10/20	<u>\$ 890.00</u>
<b>Report Total</b>				<b><u>\$ 74,388.99</u></b>

# Tab 7

**RESOLUTION 2021-03**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT ADOPTING CERTAIN FEES AND REVISED DEFINITION(S) TO ITS COMMUNITY FACILITIES RULES & REGULATIONS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the K-Bar Ranch II Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Hillsborough County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt rules to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business and to adopt administrative rules with respect to any project of the District; and

**WHEREAS**, the District is the owner of certain common areas and recreational facilities (collectively "Community Facilities") located within the boundaries of the District; and

**WHEREAS**, the District has previously established rules and regulations governing usage of its Community Facilities including the implementation of certain fees; and

**WHEREAS**, the District desires to amend its Community Facilities Rules & Regulations (previously adopted January 9, 2020) as further outlined below; and

**WHEREAS**, the Board of Supervisors finds that it is in the best interests of the District to adopt by this Resolution the below referenced amendments as just and equitable having been based upon operational practices and other factors affecting the use of the District Community Facilities; and

**WHEREAS**, the below amendments are for immediate use and application, having been adopted after having held a public hearing before the District Board of Supervisors on January 18, 2021.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE K-BAR RANCH II COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following is added to the Definitions section of the Community Facilities Rules & Regulations:

Non-Resident Dependent Care Provider – An Access Card may be provided to an adult person charged with the on-going care of a minor under fifteen (15) years of age for the purpose of accompanying such minor to the Community Facilities. This pass cannot be used to access facilities without the accompanying minor(s). Written documentation must be provided to the District on the forms attached hereto as Exhibits “1” and “2.”

**SECTION 2.** Section 3a. of the “Use of Community Facilities” section of the Community Facilities Rules & Regulation is revised as follows:

- a. Each household/Annual Passholder Member 15 years and older will be issued an Access Card. These cards are for use by the card holder only. For a fee of \$25 (plus tax) a Non-Resident Dependent Care Provider Access Card may be issued to an Adult charged with the ongoing care of a minor under fifteen (15) years of age. The Access Card will need to be renewed every three (3) months but at no additional charge. All provisions for issuance of an Access Card as outlined in these Rules & Regulations shall be complied with. Written documentation acknowledging the relationship must be provided to the District on forms provided by the District.

**SECTION 3.** District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

**K-BAR RANCH II COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairman / Vice Chairman

Exhibit "1"

**Non-Resident Dependent Care Provider**

One (1) **Non-Resident Dependent Care Provider** Access Card may be issued to a Member, at any one time. There is a \$25.00 plus/tax charge for this card. The person being issued this card must be at least fifteen (15) years of age or order. This card is good for three (3) months from the date of issuance and the Member must notify the District immediately if the Access Card should be terminated prior to the end of the three (3) month period. The Non-Resident Dependent Care Provider is not allowed to use the Community Facilities unless using them with the child or children assigned to the card. The Non-Resident Dependent Care Provider is also not allowed to bring guests to the Community Facilities at any time.

I, \_\_\_\_\_, am a resident of the Community Development District currently residing at \_\_\_\_\_, and state the following as sworn to the authority below.

1. I am a custodial parent to the children listed below, legally empowered to designate Non-Resident Dependent Care Provider rights as outlined herein.
  
2. By my signature below, I hereby appoint \_\_\_\_\_, as a Non-Resident Dependent Care Provider to the children listed below.
  
3. As their custodial parent, I hereby grant to the Non-Resident Dependent Care Provider the power and authority to perform all acts necessary to exert management and control over the behavior and well-being of any or all of my children listed below and make any medical decisions that become necessary in the absence of my ability to timely communicate my decisions in such matters at any time when any or all of my children listed below are accessing authorized Community Facilities within the Community Development District in the company of the designated Non-Resident Dependent Care Provider.
  
4. I acknowledge that this designation is for the purpose of allowing my minor children to access Community Facilities when accompanied by the designated Non-Resident Dependent Care Provider without my presence being required and that nothing herein modifies or terminates my parental rights and responsibilities. The power herein granted to the Non-Resident Dependent Care Provider is only effective when my children utilize the

Community Facilities under the supervision of the designated Non-Resident Dependent Care Provider.

5. The following are my minor children to which this limited Non-Resident Dependent Care Provider is applicable.

-----  
Full Name of Minor Child

-----  
Date of Birth

-----  
Full Name of Minor Child

-----  
Date of Birth

-----  
Full Name of Minor Child

-----  
Date of Birth

-----  
Full Name of Minor Child

-----  
Date of Birth

-----  
Full Name of Minor Child

-----  
Date of Birth

-----  
Custodial Parent Signature

-----  
Date

**K-BAR RANCH II CDD AMENITY FACILITIES ACCESS CARD**

**Non-Resident Dependent Care Provider REGISTRATION FORM**

**NAME OF MEMBER:** \_\_\_\_\_ **NAME OF PROVIDER:** \_\_\_\_\_

**MEMBER ADDRESS:** \_\_\_\_\_

**MEMBER PHONE:** \_\_\_\_\_ **PROVIDER PHONE:** \_\_\_\_\_

**EMAIL ADDRESS:** \_\_\_\_\_ **(Date Fee Paid)** \_\_\_\_\_

**DISTRICT ENTRY:** Facility Access Card Number \_\_\_\_\_

**ACCEPTANCE:** The undersigned acknowledge receipt of the Facility Access Card identified above and that the above information is true and correct. We understand that I have willingly provided all the information requested above and that it may be used by the District for various purposes. We also understand that by providing this information that it may be accessed under public records laws. We also understand that each of us are jointly and severally financially responsible for any damages caused by either of the undersigned, any family members or guests and the damages resulting from the loss or theft of the subject Facility Access Card. It is understood that Facility Access Cards are the property of the District and are non-transferable except in accordance with the District's rules, policies and/or regulations. In Consideration for the admittance of the above listed persons and their guests into the facilities owned and operated by the District, each of us jointly and severally agree to hold harmless and release the District, its agents, officers and employees of the K-Bar Ranch II CDD, from any and all liability for any injuries that might occur in conjunction with usage of amenity facilities ( including but not limited to: swimming pools, playground equipment, club house space, sports courts). There will be a \$25.00 fee to replace lost or damaged access cards. Nothing herein shall be considered as a waiver of the District's sovereign immunity or limits of liability beyond any statutory limited waiver of immunity or limits of liability which may have been adopted by the Florida Legislature in Section 768.28 Florida Statutes or other statute.

_____	_____	_____	_____
Signature of Member	Signature of Provider (attach ID)	Start Date	End Date

**RECEIPT OF DISTRICT RULES & RATES:**

I acknowledge that I have been provided the K-Bar Ranch II CDD Community Facilities Rules & Regulations to review the **Rules and Rates for all Amenity Facilities.**

_____	_____
Signature of Provider	Date